

Hill Crest Estates Replat A

City of El Paso — City Plan Commission — 10/18/2018

SUSU18-00062 — Resubdivision Preliminary



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

PROPERTY OWNER: ACBT Partnership

REPRESENTATIVE: Conde, Inc.

LOCATION: North of Edgemere and West of Mager, ETJ

ACREAGE: 18.472

VESTED: No

PARK FEES REQUIRED: \$101,380.00

EXCEPTION/MODIFICATION REQUEST: 1. To allow an alternative design cross-section for Mager Road.

RELATED APPLICATIONS: N/A

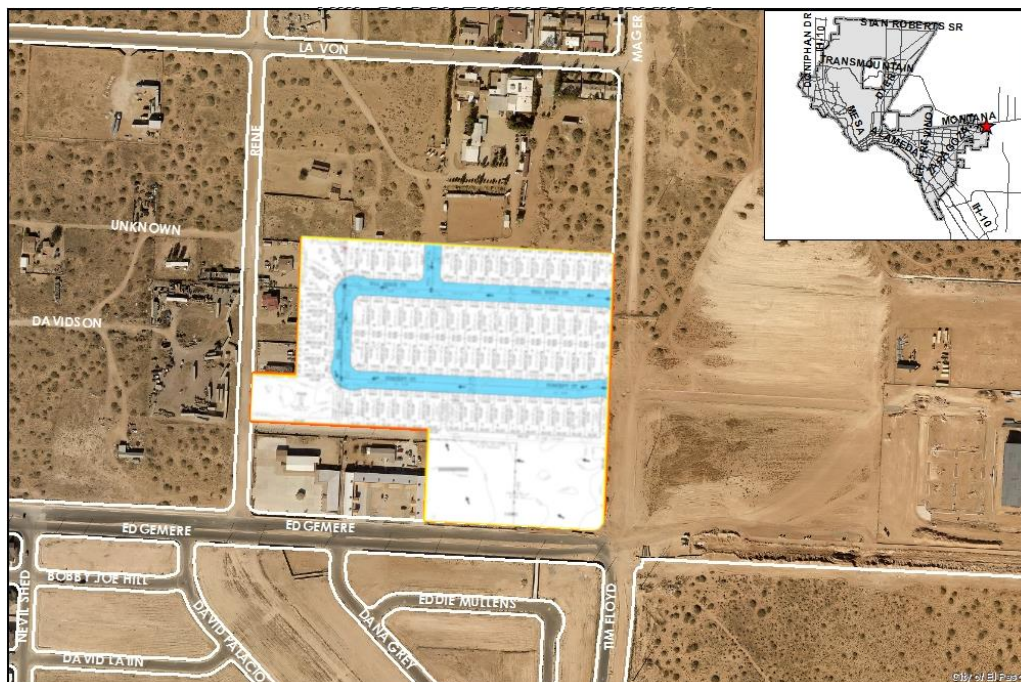
PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval with Condition

SUMMARY OF REQUEST: The applicant proposes to resubdivide 18.472 acres of land into 74 residential lots, one commercial lot, and one stormwater pond. Primary access to the subdivision is proposed from Edgemere Boulevard and Mager Road. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Hill Crest Estates Replat A on a Resubdivision Preliminary basis subject to the following conditions:

- That the applicant receive El Paso County approval of the 60' road easement vacations and the approval of a ROW width variance from the Commissioner's Court prior to the submittal of the final plat.

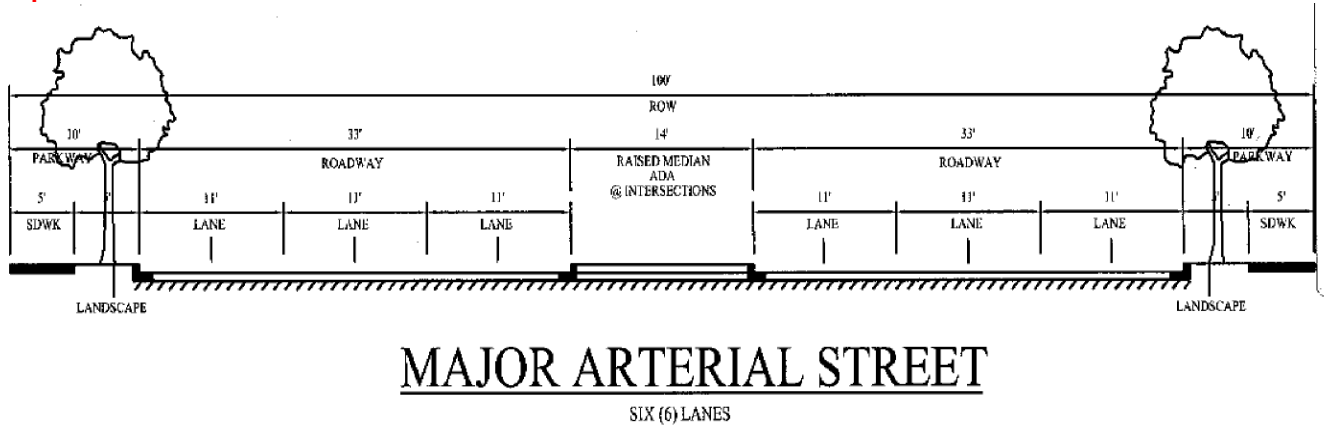


DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

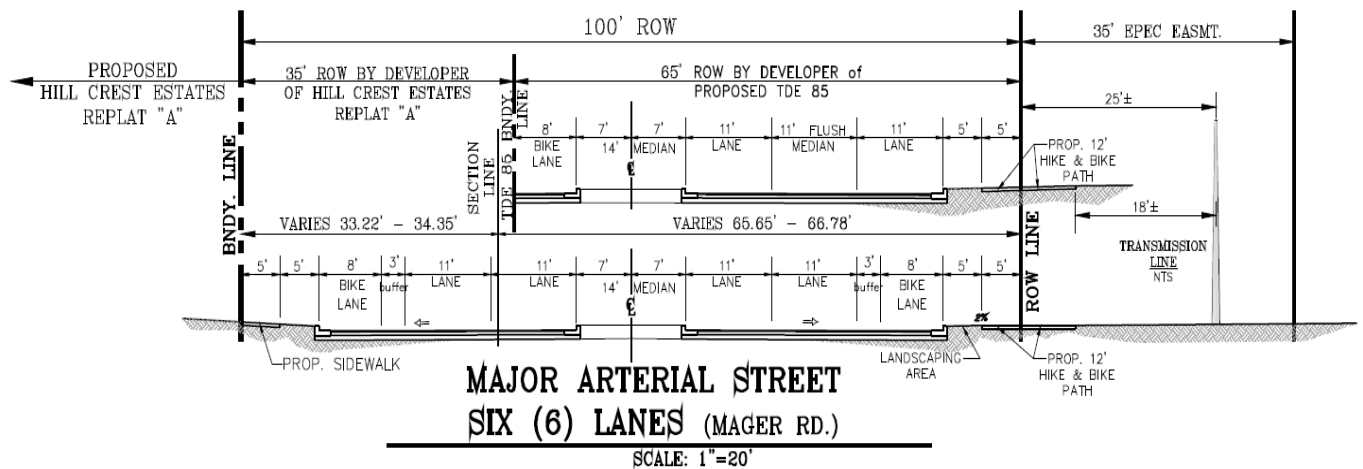
1: The applicant is requesting an Alternative Design for the proposed cross-section for Mager Road as per 19.26.040 – Alternative subdivision improvement design.

- Per the DSC, a major arterial requires a 14' median, 33' roadway consisting of three 11' driving lanes, and a 10' parkway consisting of a 5' landscape buffer and a 5' sidewalk.
- The applicant proposes a 14' median, 33' roadway consisting of two 11' driving lanes, an 8' bike lane with a 3' buffer, and a 10' parkway consisting of a 5' landscape and a 5' sidewalk..

Required



Proposed



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is O6, Potential Annexation

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
Policy 2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and / or secure bicycle storage can be added to the network.	Yes, the applicant is requesting to install a buffered bike lane along Mager Road.
Policy 2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the proposed streets will connect to the existing street network.

NEIGHBORHOOD CHARACTER: Subject property is zoned ETJ (Extraterritorial Jurisdiction). Properties adjacent to the subject property are zoned ETJ (Extraterritorial Jurisdiction) and R-5 (Residential). Surrounding land uses are commercial and residential. The nearest school is James P. Butler Elementary (.42 miles). The nearest park is Miners Park (.20 miles). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

No objections to proposed subdivision.

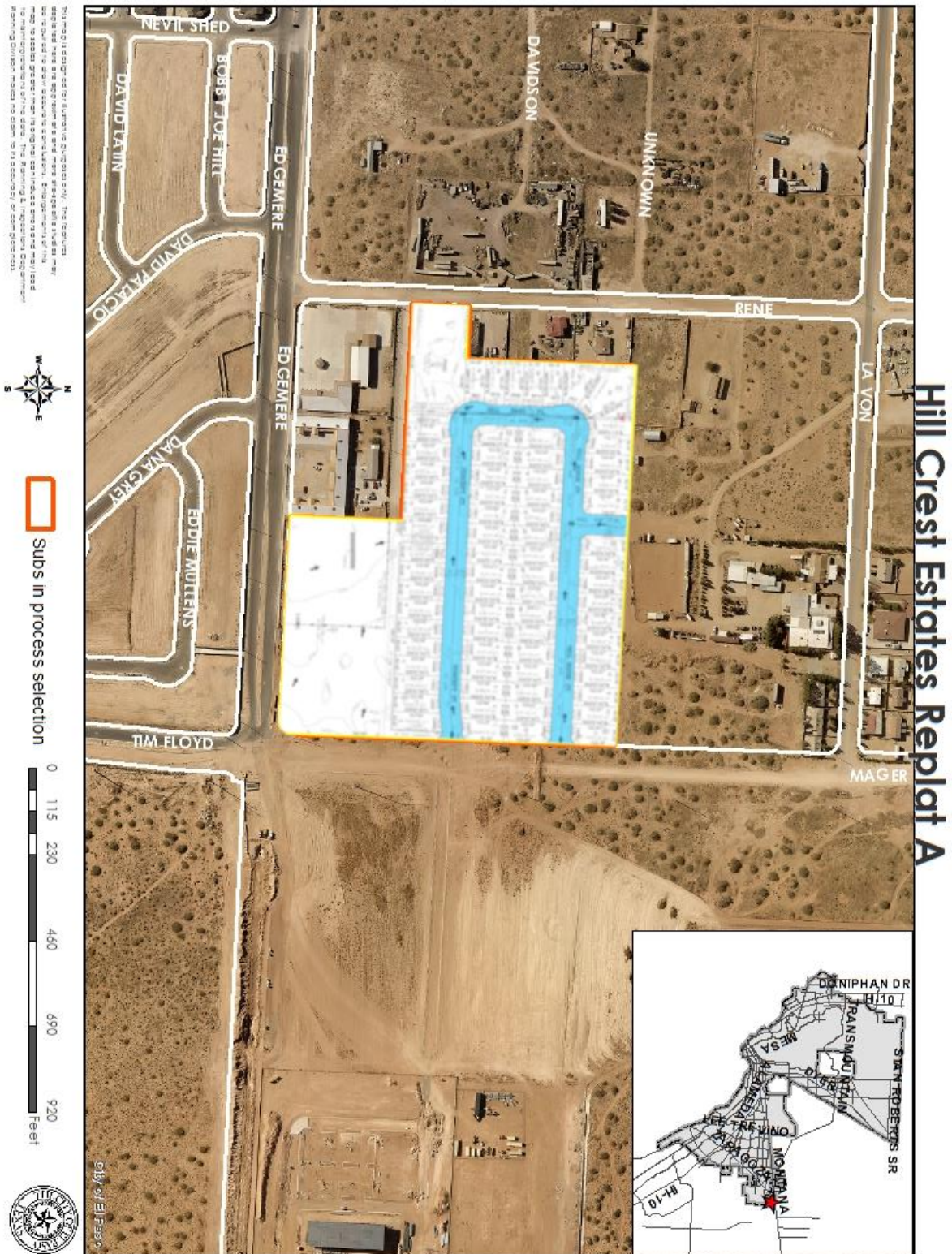
PLAT EXPIRATION:

This application will expire on **October 18, 2021**, pursuant to Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

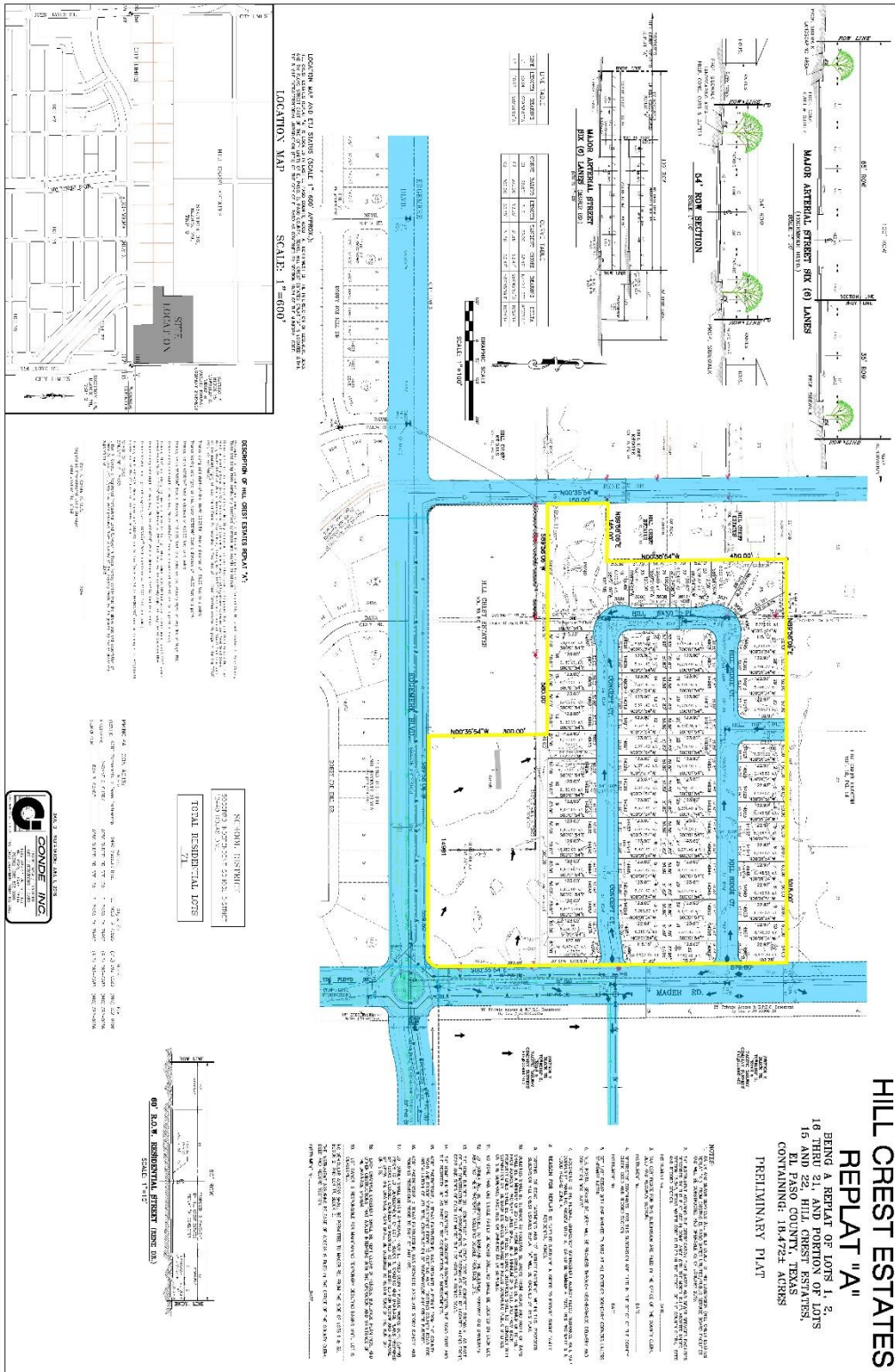
ATTACHMENTS:

1. Location Map
2. Preliminary Plat
3. Alternative Design Request
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



CONDE INC

July 24, 2018

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: **Jovani Francia**

Re: *Hill Crest Estates Replat "A"*

Dear Jovani,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in Chapter 19- Section 19.26 to allow for an Alternative design for Mager Road within Hill Crest Estates Replat A, in order to provide the following:

- A buffered biked lane and two driving lanes for Mager Road – Major Arterial

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (815) 592-0283 / FAX (815) 592-0286

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: July 17, 2018

File No. SJSU18-00062

SUBDIVISION NAME: Hill Crest Estates Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lots 1, 2, 16 Thru 21 and a Portion of Lots 15 and 22, Hill Crest Estates, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>9.550</u>	<u>74</u>	Office		
Duplex	<u> </u>	<u> </u>	Street & Alley	<u>3.694</u>	<u>1</u>
Apartment	<u> </u>	<u> </u>	Ponding & Drainage	<u> </u>	<u> </u>
Mobile Home	<u> </u>	<u> </u>	Institutional	<u> </u>	<u> </u>
P.U.D.	<u> </u>	<u> </u>	Other (specify below)	<u> </u>	<u> </u>
Park	<u> </u>	<u> </u>	Park/Pond	<u>1.2358</u>	<u>1</u>
School	<u> </u>	<u> </u>	Total No. Sites	<u>77</u>	<u> </u>
Commercial	<u>3.992</u>	<u>1</u>	Total Acres (Gross) &	<u>18.472</u>	
Industrial	<u> </u>	<u> </u>			
3. What is existing zoning of the above described property? n/a Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Lots to street to Pond
7. Are special public improvements proposed in connection with the development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 -Vested Rights

12.	Owner of record	ACBT Partnership, 9440 Viscount	El Paso, TX	79925	915-592-0283
		(Name & Address)		(Zip)	(Phone)
13.	Developer	ACBT Partnership, 9440 Viscount	El Paso, TX	79925	915-592-0283
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	CONDE INC.	6080 Surety Drive, Ste. 100	79905	915-592-0283
		(Name & Address)		(Zip)	(Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

ACBT Partnership
A Texas Partnership

OWNER SIGNATURE: _____

Andrew Gomez, Managing Partner

REPRESENTATIVE: _____

Conrad Conde

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Capital Improvement – Parks

We have **re-reviewed** **Hill Crest Estates Replat "A"**, a major preliminary plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following **"revised"** comments:

1: Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and is within the **East Battle** area of potential annexation by the City, thus subject to the calculation for Parks & Open Space ordinance Title 19 Subdivisions, **Chapter 19.20** as noted below.

Section 19.20.020 - Dedication Required

A: Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a zoning district designation however, per plat notes applicant is proposing **71 Single-family** residential lots and a **4.108 Acre Commercial** lot therefore, **if** applicant provides covenants restricting the 4.108 Acre Commercial lot to Non-residential (General commercial) use and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$101,380.00** calculated as follows:

71 Single-family dwelling lots @ \$1,370.00 / dwelling	=	\$97,270.00
Non-residential acreage 4.108 (round to 2 decimals) @ \$1,000.00 / acre	=	\$4,110.00
		Total Park Fees Due = \$101,380.00

This subdivision is located with-in "Park Zone": **E-9**

Nearest Park: **Miners Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

El Paso County

The following are questions / comments on Hill Crest Estates Replat A:

- 1: Applicant needs to propose how 60' wide road easements that straddle the property lines will be vacated, especially the southern boundary of the subdivision where the adjacent properties appear to be utilizing the road easement to access the rear of their property.
- 2: As presented, the applicant will need to request a variance request from Commissioners Court for the ROW width.
- 3: County may opt to accept escrow for the improvements on Rene Drive, in lieu of constructing the small section of roadway.
- 4: North of Concept Court (Street A), Mager Road is proposed to have two-way traffic on the eastern half of the arterial road. Applicant may need to construct Mager extension to the north, beyond subdivision boundary limits, to provide traffic transition.

El Paso County Water Improvement District #1

EPCWID#1 has no comments on this item due to the subdivision not being within its boundaries.

El Paso Water Utilities – Engineering

The Owner/Developer is to enter into a connection agreement with EPWater prior to service.

Water:

There is an existing 16-inch diameter water main that extends along Mager Drive, approximately 25-feet east of and parallel to the eastern property line and dead-ends approximately 35-feet north of Concept Ct. This water main is available for main extensions.

Previous water pressure from fire hydrant #10996 located on Edgemere Blvd. approximately 230-ft east of Belgian Trail Street has yield a static pressure of 56 psi, a residual pressure of 52 psi, and a discharge of 517 gallons per minute.

Sewer:

There is an existing 15-inch diameter sanitary sewer main that extends along Mager Drive, approximately 43-feet east of and parallel to the eastern property line and dead-ends approximately 35-feet north of Concept Ct. This sanitary sewer main is available for extensions.

General:

Water and sewer main extensions are required along Rene Drive to the northern property line.

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Fire Department

No objections.

Planning & Inspections – Land Development

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

- 1: Proposed pond shall have enough capacity to hold the developed runoff for a designed 100-year storm event. Identify other properties outside of the subdivision if they are to discharge into this pond.
- 2: At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.

Streets & Maintenance

Streets & Maintenance has reviewed the Hill Crest Estates Replat A – Alternative design request and staff offers the following comments:

- 1: Streets & Maintenance recommends a 7' bike lane with a 4' buffer rather than the proposed 8' bike lane and 3' buffer.

Streets & Maintenance comments and recommendations:

- 1: Recommend landscape arterial parkway as per Subdivision Ordinance.
- 2: Recommend annexation of northern Edgemere Blvd. limits to avoid having Edgemere Blvd. under two jurisdictions and maintenance responsibilities.
- 3: Also clarify the difference proposed Mager Rd. street cross sections as illustrated.
- 4: Illustrate required / proposed bike lanes, improvements on Edgemere Blvd.
- 5: Are there are additional ROW requirements at the southeast subdivision corner for the round-about pedestrian elements.
- 6: Clarify if the 30 foot road easement extends through Block 1, Lot 1, of the proposed subdivision, and will it remain or be vacated?
- 7: Clarify if the 60 foot road easement extends through Block 1, Block 2, and multi lots within the proposed subdivision, and will it remain or be vacated?
- 8: Clarify if the 30 foot road easement extends through Block 1, multi lots at the northern boundary of the proposed subdivision, and will it remain or be vacated?

Socorro Independent School District

Correction for Hill Crest Estates Replat A – Subdivision lies within the Socorro Independent School District, 12440 Rojas Drive.

TXDOT

No objections. The development is not on TXDOT right-of-way.